

For Sale

Asking Price: £645,000

SimonBrien



7 Gowan Meadows,
Dunmurry, BT17 9JF

simonbrien.com

Description

We are delighted to offer for sale this superb spacious detached family home located within the prestigious Gowan Meadows Development which is exceptionally well located off the Upper Malone Road and yet is only within 10-15 minutes drive of Belfast and Lisburn City Centres. Lady Dixon Park, Lagan Towpath and Malone Golf Club are also within walking distance.

Carefully designed in order to maximise the natural light, creating a bright and spacious atmosphere, this home offers accommodation ideally for most family requirements with a well planned interior design providing those with excellent proportions.

The property itself is positioned on one of the most superior sites within the development on the corner with generous gardens to the front, side and rear and excellent parking facilities.

All in all this is the perfect home for the growing family in an area that is consistently proved popular with even the most discerning of purchasers. Viewing is via private appointment through our Lisburn Road office on 028 9066 8888.

Accommodation

Reception Porch

Solid wood front door to reception porch with tiled floor, glazed internal door to

Reception Hall

Understairs storage cupboard

Downstairs WC

Low flush WC, pedestal wash hand basin, tiled floor, half tiled walls, extractor fan, low voltage recessed spotlighting

Special Features & Services

- Attractive Detached Family Home Set Within Exclusive Development
- Generous Family Accommodation Throughout
- Four Double Bedrooms – Two With Access To Ensuite
- Three Separate Reception Rooms
- Luxury Fully Fitted Kitchen With Granite Worktops & Family Island
- Separate Utility Room And Downstairs Cloakroom
- Luxury Fully Tiled Bathroom Which Is Also An Ensuite
- Double Integral Garage And Excellent Driveway Parking
- Oil Fired Central Heating
- Oak Effect Upvc Double Glazing
- Superb Well Presented Gardens To Front, Side And Rear Laid Predominately In Lawns
- Convenient To A Number Of Local Amenities Within The Greater Belfast Area
- Viewing by Private Appointment



Kitchen

22'4" x 15'1" (6.8m x 4.6m)

Spotlighting, tiled floor, range of high and low level units, twin Old Belfast sink, granite worktops, 'NEFF' integrated dishwasher, 'LACANCH' range style oven with 5 ring gas hob, extractor fan, wine fridge, wine rack, 'NEFF' integrated coffee machine and microwave, space for American fridge freezer, pantry

Utility Room

Tiled floor, range of high and low level units, granite worktops, stainless steel inset sink, plumbed for washing machine, space for tumble dryer, spotlighting, door to

Integrated Double Garage

21'11" x 19' (6.68m x 5.8m)

Gas fired boiler, power and light, up and over electric door



Lounge
15'11" x 13'8" (4.85m x 4.17m)
Feature electric fire, double uPVC doors to patio



Spacious Living Room
19'6" x 14'10" (5.94m x 4.52m)
Stone fireplace with electric fire, wood floor



Formal Room
15'1" x 13'3" (4.6m x 4.04m)
Wood floor, stone fireplace with gas fire



First floor landing
Shelved hotpress with part tiled wall

Principle Bedroom
17'9" x 15' (5.4m x 4.57m)
Spotlighting, built in wardrobe



Fully tiled ensuite shower room
Low flush WC, pedestal wash hand basin, chrome heated towel radiator, fully tiled shower cubicle with rainhead attachment, spotlighting, extractor fan



Bedroom 2
15' x 9'11" (4.57m x 3.02m)

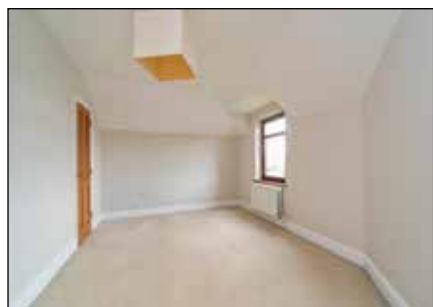


Ensuite Bathroom
Fully tiled, low flush WC, pedestal wash hand basin with vanity unit, fully tiled corner shower cubicle, Jacuzzi bath, spotlighting, extractor fan



Bedroom 3
15'5" x 13'7" (4.7m x 4.14m)

Bedroom 4
14'10" x 11'10" (4.52m x 3.6m)
Spotlights



Outside
Tarmac driveway for several vehicles. Good sized corner plot garden in lawn enclosed by fence and mature trees paved with path and sitting area



VALUER

Robin Lyons MNAEA, Dip in Property Valuer

Simon Brien Residential

DDI: 02890 686117

Email: rlyons@simonbrien.com

MORTGAGE ADVICE

For free independent advice on mortgages talk to

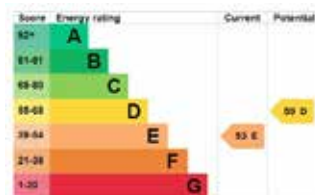
Crawford Mulholland

503 Lisburn Road, Belfast,

Co. Antrim, BT9 7EZ

T: 028 9066 5544

E: office@crawfordmulholland.com



simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.